

060.A

0004

0014.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
847,400 / 847,400
847,400 / 847,400
847,400 / 847,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		NOURSE ST, ARLINGTON

OWNERSHIP

Unit #: 14

Owner 1: SANDROF BENJAMIN

Owner 2: HOPPER MOLLY

Owner 3:

Street 1: 14 NOURSE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SOMIA LLC -

Owner 2: -

Street 1: 4 LILLIAN LANE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2015, having primarily Cprn. Clap Exterior and 2908 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8312																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	847,400			847,400		318747
							GIS Ref
							GIS Ref
							Insp Date
							04/04/16

Source: Market Adj Cost Total Value per SQ unit /Card: 291.40 /Parcel: 291.40

Entered Lot Size Total Land: Land Unit Type:

!16365!

USER DEFINED

Prior Id # 1:	39773
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	22:22:26
LAST REV	
Date	Time
11/18/19	11:14:38
apro	
16365	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 060.A-0004-0014.0

Notes Date

2022 102 FV 847,400 0 . 847,400 Year end 12/23/2021

2021 102 FV 832,000 0 . 832,000 Year End Roll 12/10/2020

2020 102 FV 816,500 0 . 816,500 816,500 Year End Roll 12/18/2019

2019 102 FV 796,800 0 . 796,800 796,800 Year End Roll 1/3/2019

2018 102 FV 721,500 0 . 721,500 721,500 Year End Roll 12/20/2017

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes

SOMIA LLC, 67437-124 6/15/2016 760,000 No No Master Deed 67282:505

BUILDING PERMITS

ACTIVITY INFORMATION

Date Result By Name

4/4/2016 Measured PT Paul T

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 8 - Condo TnHs.				Full Bath: 1	Rating: Average			Other Fixture = Dbl Vanity.													
Sty Ht: 2T - 2 & 3/4 Sty				A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																
Foundation: 3 - BrickorStone				A 3QBth: 1	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																
Prime Wall: 20 - Copm. Clap				A HBth: 1	Rating:																
Sec Wall: 1	%			OthrFix: 1	Rating: Average																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1													
Color: BLUE				A Kits: 1	Rating:																
View / Desir: 1				Frl: 1	Rating:																
GENERAL INFORMATION				WSFlue: 1	Rating:																
Grade: C - Average				CONDO INFORMATION																	
Year Blt: 2015	Eff Yr Blt:			Location: 1																	
Alt LUC:	Alt %:			Total Units: 1																	
Jurisdct: G18	Fact: .			Floor: 1																	
Const Mod:				% Own: 49.000000000																	
Lump Sum Adj:				Name: 1																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: AV - Average	2.4 %			No Unit	RMS	BRS	FL										
Prim Int Wal: 2 - Plaster				Functional:				1	6	3											
Sec Int Wall: 1	%			Economic:																	
Partition: T - Typical				Special:																	
Prim Floors: 3 - Hardwood				Override:																	
Sec Floors: 1	%			Total: 2.4 %				Totals													
Bsmnt Flr: 12 - Concrete				General: 1	2.4 %			1	6	3											
Subfloor:				CALC SUMMARY				COMPARABLE SALES				SUB AREA									
Bsmnt Gar: 1				Basic \$ / SQ: 250.00		Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	SUB AREA DETAIL					
Electric: 3 - Typical				Size Adj.: 0.70632738							GLA	Gross Liv Ar	2,908	181.680	528,339	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Insulation: 3 - Typical				Const Adj.: 1.02889705																	
Int vs Ext: S				Adj \$ / SQ: 181.685																	
Heat Fuel: 2 - Gas				Other Features: 50518																	
Heat Type: 15 - H.V.A.C				Grade Factor: 1.00																	
# Heat Sys: 1				NBHD Inf: 1.50000000																	
% Heated: 100	% AC: 100			NBHD Mod: 1.00		WtAv\$/SQ:	AvRate:	Ind.Val													
Solar HW: NO	Central Vac: NO			LUC Factor: 1.00																	
% Com Wal	% Sprinkled			Adj Total: 868285		Juris. Factor: 1.00		Before Depr: 272.53													
				Depreciation: 20839		Special Features: 0		Val/Su Net: 291.40													
				Depreciated Total: 847446		Final Total: 847400		Val/Su SzAd: 291.40													
MOBILE HOME				Make:	Model:	Serial #		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 060.A-0004-0014.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N				Total Yard Items:				Total Special Features:				Total:									